



California Fair Political Practices Commission

February 26, 1988

Stuart Scudder
Interim City Attorney
City of Garden Grove
P.O. Box 3070
Garden Grove, CA 92642

Re: Your Request for Advice
Our File No. A-88-040

Dear Mr. Scudder:

Former Garden Grove City Attorney Eric Lauterer requested advice on behalf of Mayor J. Tilman Williams about application of the Political Reform Act (the "Act")^{1/} to his duties on the redevelopment agency of Garden Grove. Mr. Lauterer is no longer city attorney. You have requested that we provide you with the advice requested by Mr. Lauterer.

QUESTIONS

The mayor owns a real estate and insurance business from which he receives commission income. He also owns real estate in the city. Some of the mayor's property is situated within and some is situated adjacent to separate sections of a split-site redevelopment project area.

1. The Hyundai project, situated within the larger civic center area, would be Hyundai's 11-acre United States corporate headquarters. Is the mayor disqualified from participating in a decision about the Hyundai project because of insurance commission income received from insurance client Stephen Gee?

2. Is the mayor disqualified from participating in redevelopment agency decisions to sell and acquire other real property within the civic center area?

^{1/} Government Code Sections 81000-91015. All statutory references are to the Government Code unless otherwise noted. Commission regulations appear at 2 California Code of Regulations Section 18000, et seq. All references to regulations are to Title 2, Division 6 of the California Code of Regulations.

CONCLUSIONS

1. Mayor Williams is not disqualified from voting on the Hyundai project. The mayor's client, Stephen Gee, has paid less than \$250 in commission income to the mayor within 12 months prior to the decision. Therefore, this client is not a source of income to the mayor for the purposes of the Act.

2. Mayor Williams owns real property within and near separate sections of the project area. His real property also is situated from one to six miles from the civic center area. Based on these facts, decisions about the sale and acquisition of land within the civic center area will not have a foreseeable material financial effect on the value of the mayor's property. Therefore, he is not disqualified from decisions only because of his property ownership.

FACTS

Garden Grove is a general law city. The city council has five members including the elected mayor, J. Tilman Williams. The entire city council sits as the redevelopment agency. The redevelopment agency has designated certain areas in the city as a split-site redevelopment project area named the Garden Grove Community Project. The project area is a planned unit development zoned for a mixture of uses and development.^{2/}

Mayor Williams is the 100-percent owner of Satellite Financial, a business that sells real estate and insurance, and prepares income tax forms. During the past year, commissions from insurance sales by the mayor's daughter have been the mayor's main source of income from the business.

Stephen Gee buys his automobile, fire, and liability insurance from the mayor's daughter. The mayor and his daughter have agreed to split the commissions that become due when the policies are renewed. The automobile insurance policy was renewed in July 1987 and January 1988, for a total income

^{2/} Most of the facts in this letter are based on telephone conversations with Tom Clark and Celeste Brady, counsel to the redevelopment agency, Mr. McMames and Mr. Scudder, city attorneys for Garden Grove, and Mayor Williams and his daughter Marty.

Mr. Stuart Scudder
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of \$20 to the mayor. Fire insurance was renewed in December 1987 with \$138 in commission income due to the mayor and liability insurance in October 1987 with \$65 in commission income due to the mayor.

Mayor Williams, in joint tenancy with his wife, also owns the following real property within two other separate sections of the project area:

1. 11942-52 Garden Grove Boulevard, commercial rental property about one mile from the civic center area; and
2. 12291 and 12311 Harbor Boulevard, about four miles from the civic center. The Satellite Financial office is at 12291 Harbor Boulevard.

The following property belonging to Mayor Williams is situated outside, but near the boundaries of separate sections of the project area:

1. 11241 Chapman Avenue, which is the mayor's personal residence situated about two miles from the civic center area; and
2. 12292 and 12312 Thackery Drive, residential rental property about six miles from the civic center area.

Each property above is worth more than \$100,000. Mayor Williams also is the beneficiary of a trust deed on property he sold at 9852 Westminster Avenue, situated within the city limits but not within the project area.

Hyundai Project Decision

The most immediate decision for the redevelopment agency is whether to direct city staff to negotiate a deal with Hyundai to build a 500,000 square-foot office complex that would become Hyundai's United States headquarters. The \$100,000,000 project would provide a significant tax base for Garden Grove and would provide many jobs.

If the redevelopment agency votes to begin negotiations with Hyundai, city staff first will draw up an agreement under which the city would agree to acquire the property needed for the project should Hyundai fail in its best efforts to acquire the land. Project development would be contingent on the city's acquiring the property.

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The proposed site for the Hyundai project is within a larger area commonly known as the civic center. The Hyundai project would extend from Acacia Street south down to Garden Grove Boulevard and over the right of way, then west to Main Street and east to Euclid Street. Currently, property owners in this area would have the following three alternatives: 1) remain in place; 2) relocate to an alternate site; or 3) be bought out. The redevelopment agency is particularly concerned about accomodating Mr. Snotridge who owns land that he leases to Lucky Stores. At the moment, the redevelopment agency does not know which of the alternatives Mr. Snotridge would prefer should the Hyundai deal be implemented.

A possible relocation site for Mr. Snotridge, which Mayor Williams has described as the most logical choice, is situated on Stephen Gee's investment property at 10771 Peral Street. Mr. Gee's property is located in the northwesternmost section of the Nelson Triangle, which is bounded by the right of way on the north and east, Nelson Street on the west, and Garden Grove Boulevard on the south. Currently, the agency owns all the land in the Nelson Triangle except for Mr. Gee's land and the right of way. Nevertheless, there are other relocation sites in the city.

Almost three years ago, Mr. Gee accepted the all-cash offer of Burke Development Company to buy his property for Burke's Nelson Triangle project. Since that time, the sale has been stalled in escrow while Burke has been trying to buy the right of way from the Orange County Transit District to square off the planned project site. Burke has the right, but not the duty, of closing escrow, which has been extended to July 1988. Mr. Gee has no control over escrow.

Over the telephone on February 4 and 5, 1988, Mr. Clark, counsel to the redevelopment agency, indicated that he plans to advise members of the redevelopment agency they cannot use the Gee property as a relocation site for any current or to-be-relocated property owner in the proposed Hyundai project area.

Other Decisions

Future decisions before the agency include the sale and acquisition of other property situated within the civic center area, which the agency later will transfer to a private entity that will develop the land. Rezoning the parcels or rezoning the project area would not be a component of those sale and acquisition decisions.

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ANALYSIS

Section 87100 prohibits a public official from making, participating in, or in any way attempting to use his or her official position to influence a governmental decision in which the official has a financial interest.

An official has a disqualifying financial interest in a decision if the decision will have a reasonably foreseeable material financial effect (1) on the official, (2) on a source of income who promised to pay or paid the official \$250 or more during the 12 months before the decision, or (3) on the official's real property worth at least \$1,000. (Section 87103(a), (b), and (c); Regulation 18702, copy enclosed.) Disqualification would be required if the effect of the decision were distinguishable from the effect on the general public. (Section 87103.)

The effect of a decision is foreseeable if there is a substantial likelihood that it will occur. An effect does not have to be certain to be foreseeable. But if an effect were a mere possibility, it would not be foreseeable. (In re Thorner (1975) 1 FPPC Ops. 198, copy enclosed; see Downey Cares v. Downey Community Development Company (1987) 196 Cal. App.3d 983, 991, and Witt v. Morrow (1977) 70 Cal. App.3d 817.)

Effect Of Hyundai Project Decision

Since February 1, 1987, Mayor Williams has received \$223 in commission income from Stephen Gee. Because the gross value of this commission income is less than \$250, Mr. Gee is not an economic interest for Mayor Williams. (Section 87103(c); Regulation 18704.3(d); see In re Carey (1976) 3 FPPC Ops. 99, 101, copies enclosed.) Thus, Mayor Williams would not be disqualified because of commission income from Mr. Gee.

Mayor Williams also owns real property within and near the boundaries of separate sections of the project area. However, the closest property is about a mile from the Hyundai project site. Because of the distance, and because the property is within or near a separate section of the project area, it is not reasonably foreseeable the Hyundai project decision will have a significant effect on the value of the mayor's property. (Roberts Advice Letter, No. A-86-161 [1,000 foot distance]; Mering Advice Letter, No. A-84-325 [four to eight blocks], copies enclosed.)

Consequently, based on the preceding facts, Mayor Williams is not disqualified from participating in a decision about the

Mr. Stuart Scudder
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proposed Hyundai project. Of course, our advice might differ if Mr. Gee were an economic interest for the mayor or other facts changed.

Effect Of Sale Or Acquisition Of Civic Center Property

As mentioned above, Mayor Williams' real property is situated from one to six miles from the Hyundai project, which is within the larger civic center site. The mayor's properties also are within or near separate sections of the project area.

As in the Hyundai project decision, because of the distance and the separateness of the properties from the civic center area, the agency's sale or acquisition of land in the civic center area will not have a reasonably foreseeable material financial effect on the mayor's properties. (Robert Advice Letter, *supra*.) Mayor Williams is not disqualified from participating in decisions about the sale or acquisition of agency property solely because of his ownership of real property.

Nevertheless, if a decision to sell or acquire land within the civic center area would materially affect a source of income to Mayor Williams, the mayor would be disqualified from participating in that decision. (Section 87103(c); Regulations 18702(b)(3) and 18702.2, copy enclosed.) If the mayor has other sources of income who may be affected by these decisions, please contact us for further advice.

Mayor Williams' Statement of Economic Interests

The city attorney enclosed Mayor Williams' assuming office statement of economic interests with his advice request. In a telephone conversation on February 4, 1988, Mayor Williams explained disclosures in his statement of economic interests.

Mayor Williams attached a printout of a financial statement to his statement of economic interests. Unfortunately, the printout does not comply with the Act's reporting requirements. For example, the printout discloses savings and IRA accounts in local financial institutions. The mayor is not required to disclose investments that consist of deposits in financial institutions.

Investment interests worth \$1,000 or more in businesses situated in or doing business within the jurisdiction, such as the mayor's 100-percent ownership interest of Satellite Financial, must be disclosed on Schedule "A". He should not list interests in real property on Schedule "A".

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Satellite Financial owns no property in its own name. Consequently, on Schedule "A" or "C-1" the mayor should not list Satellite Financial as the owner of real property. Nevertheless, on Schedule "B" the mayor correctly listed his ownership interests in real property.

Mayor Williams did not file Schedule "D" because his is an assuming office statement. Nevertheless, next year on Schedule "D" he must report gross income, including a community property interest in his wife's income. He also must report Satellite Financial if it is a source of income of \$250 or more. Filing a federal income tax form is not sufficient disclosure of income.


Furthermore, if a single source pays the mayor \$10,000 or more in commission income, the mayor may be required to complete Schedule "H-1". If Satellite Financial receives income of which Mayor Williams' pro rata share is \$10,000 or more from a single source, he must complete Schedule "H-2."

On Schedule "E" of his next statement, the mayor must report outstanding loans of \$250 or more to him or his wife or both.

I hope we have responded satisfactorily to your advice request. Please call me at (916) 322-5901 if you have a question about this letter.

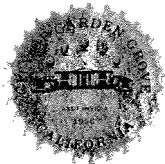
Sincerely,

Diane M. Griffiths
General Counsel


By: Margarita Altamirano
Counsel, Legal Division

DMG:MA:mek

cc: Thomas Clark



CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

OFFICE OF THE CITY ATTORNEY

(714) 638-6881

January 7, 1988

Robert E. Leidigh
California Fair Political
Practices Commission
Post Office Box 807
Sacramento, California 95804-0807

Re: **Potential Conflict of Interest -
Mayor J. Tilman Williams**

Dear Mr. Leidigh:

Attached is the factual pattern which describes what I believe surrounds the inquiry posed by this letter. My Council has requested that I obtain an opinion from the Fair Political Practices Commission as to whether under the circumstances, the Mayor and Councilmember is prohibited from participating in any decision to sell Agency property as described herein, or acquire property for the Agency which ultimately will also be sold by the Agency to a third party.

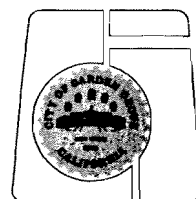
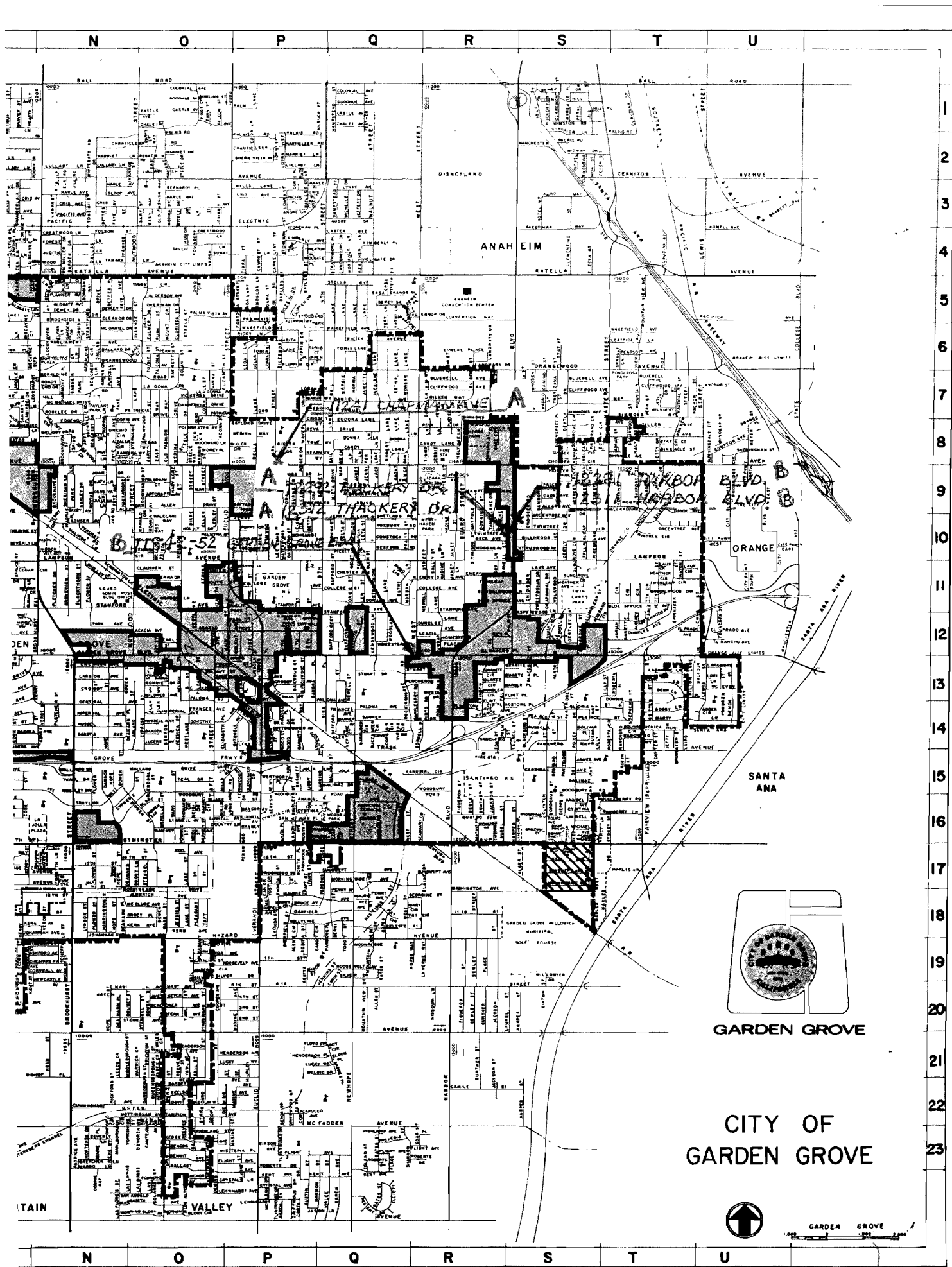
Any assistance you can provide on this issue is greatly appreciated.

Respectively,

A handwritten signature in cursive script, reading "Eric Lauterer".

ERIC LAUTERER
City Attorney

EL/pw
Attachments

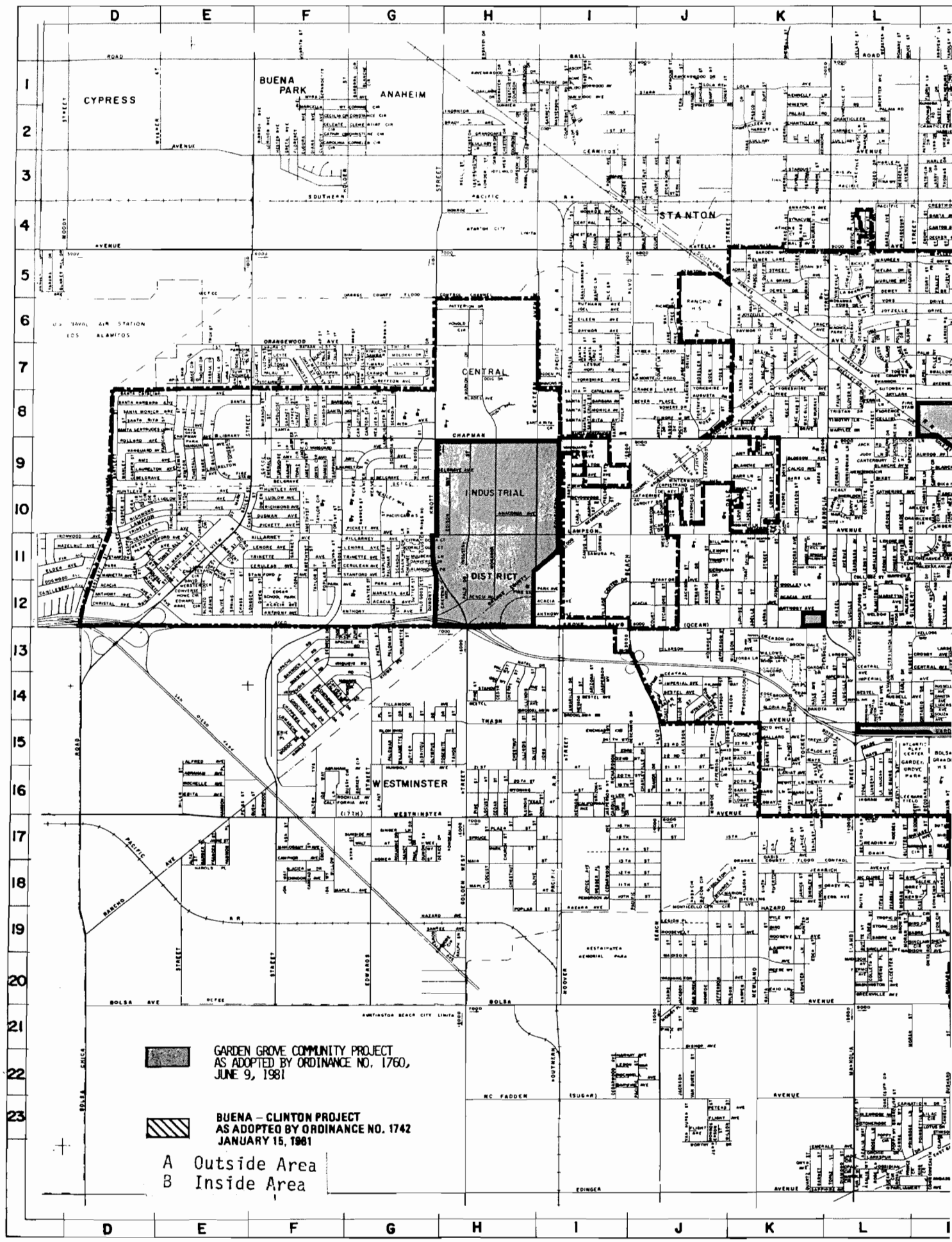


GARDEN GROVE

CITY OF
GARDEN GROVE



GARDEN GROVE



GARDEN GROVE COMMUNITY PROJECT
AS ADOPTED BY ORDINANCE NO. 1760,
JUNE 9, 1981



BUENA - CLINTON PROJECT
AS ADOPTED BY ORDINANCE NO. 1742
JANUARY 15, 1981

A Outside Area
B Inside Area

Enclid/Garden Grove - land on

FACTUAL BACKGROUND

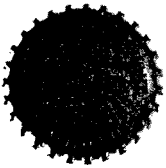
General law city, five (5) councilmembers; mayor elected for a two year term. Mayor is a business person in the community who operates as a real estate office with employees and also is involved in the business of selling general insurance to individuals within the community, as well as outside. He also has holdings of several parcels of land. A copy of his Statement of Economic Interests filed with the City of Garden Grove is attached.

The City Council acts as a redevelopment agency also within the City of Garden Grove. Redevelopment Agency owns a parcel of land within the civic center and desires to sell that parcel of land, as well as potentially acquire adjacent parcels of land which also would be sold to a developer or a business and private enterprise.

A map is attached which designates the Agency's survey area, the project area, and the physical location of real property owned or being purchased by Mayor Williams.

QUESTIONS

1. Does the fact that the City Councilmember, who also serves as a Redevelopment Agency Member, prohibit that individual from participating in the sale of property already acquired by the Agency?
2. Does it prevent that individual from participating in the acquisition of additional property adjacent to the Agency property for purposes of completing a total real estate transfer to a private party?
3. The following assumptions exist:
 - (a) The elected Mayor and Councilmember does not own any of the parcels of land involved.
 - (b) No commission flows to the Mayor or Councilmember as a result of the sale or purchase of the land described.
 - (c) The closest parcel of land to the Agency property which is owned by the Mayor and Councilmember is approximately one mile, which consists of commercial property now being occupied as a retail business and storage area.
 - (d) No zone change is a part of the purchase or sale of the Agency property or property to be acquired by the Agency.



CITY OF GARDEN GROVE, CALIFORNIA

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741-5367

January 7, 1988

Robert E. Leidigh
California Fair Political
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Post Office Box 807
Sacramento, California 95804-0807

Re: **Potential Conflict of Interest -
Mayor J. Tilman Williams**

Dear Mr. Leidigh:

Attached is the factual pattern which describes what I believe surrounds the inquiry posed by this letter. My Council has requested that I obtain an opinion from the Fair Political Practices Commission as to whether under the circumstances, the Mayor and Councilmember is prohibited from participating in any decision to sell Agency property as described herein, or acquire property for the Agency which ultimately will also be sold by the Agency to a third party.

Any assistance you can provide on this issue is greatly appreciated.

Respectively,

ERIC LAUTERER
City Attorney

EL/pw
Attachments



FORM 721

Statement of Economic Interests

DEC 8 2 13 PM '87

Public Document

Important Notice To Filers: The Political Reform Act is intended to prevent conflicts of interests by requiring public officials such as yourself to disclose financial interests which could foreseeably cause conflicts. In addition, as a public official, you may be required to disqualify yourself from making, participating in, or attempting to influence any governmental decision which will affect your financial interests, including those you are required to report on this Statement. The Fair Political Practices Commission's *Guide to the Political Reform Act: California's Conflict of Interest Law for Public Officials* explains what a conflict of interest is, and when disqualification is required by law. Failure to file your Statement before the filing deadline may result in penalties including but not limited to late fines. This statement is a public document open for inspection and reproduction by any person.

Please type or print in ink

Name	J. Tilman Williams	Telephone Number	(714) 750-4333
Mailing Address	11241 CHAPMAN AVE GARDEN GROVE, CA 92640		
	Street	City	ZIP Code

OFFICE SOUGHT OR HELD (Check One):

- ☐ State of California Office: _____
- ☐ Judicial Branch County: _____ Court: _____
- Check One: ☐ Judge ☐ Court Commissioner
- ☐ County of: _____ Office: _____
- ☒ City of: GARDEN GROVE Office: MAYOR

CHECK THE APPROPRIATE BOX(ES):

- ☐ **CANDIDATE STATEMENT.** File no later than the final filing date for your declaration of candidacy. Complete Schedules A, B and C disclosing interests held on the date of filing.
- ☒ **ASSUMING OFFICE STATEMENT.** Not required of elected state officers assuming office in December or January, who should instead file annual Statements. (See page 3 of the Form 721 Manual.)
- ☒ **Elected Official** (other than elected state officers assuming office in December or January). File within 30 days after assuming office. Complete Schedules A, B and C disclosing interests held on the date of assuming office, which was Nov. 16 1987.
- ☐ **Appointed Official, not subject to confirmation by the State Senate or the Commission on Judicial Appointments.** File within 10 days after assuming office. Complete Schedules A, B and C disclosing interests held on the date of assuming office, which was _____.
- ☐ **Appointed Official, subject to confirmation by the State Senate or the Commission on Judicial Appointments.** File within 10 days after appointment or nomination. Complete Schedules A, B and C disclosing interests held on the date of appointment or nomination, which was _____.
- ☐ **ANNUAL STATEMENT.** State officials and judges file between January 1 and March 1. City and county officials file between January 1 and April 1. Complete all Schedules disclosing interests held or received at any time during the period covered by the Statement.

Period Covered: Disclose all reportable interest held or received during the period from January 1, 1986, through December 31, 1986.

- ☐ **LEAVING OFFICE STATEMENT:** File within 30 days after leaving office. Complete all Schedules disclosing interests held or received at any time from January 1, 198_, to the date of leaving office, which was _____.

mo. day yr.

J. L. WILLIAMS

Schedule B—Interests in Real Property

(SEE INSTRUCTIONS ON PRECEDING PAGE)

STREET ADDRESS OR PRECISE LOCATION OF PROPERTY 12291 Harbor Bl	CITY GARDEN GROVE	VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input checked="" type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST OWNER		
If not held throughout this period, this interest was: <input type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED	DATE DATE	If Rental Property, Ownership Interest is <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY 12311 Harbor Bl	CITY GARDEN GROVE	VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input checked="" type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST OWNER		
If not held throughout this period, this interest was: <input type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED	DATE DATE	If Rental Property, Ownership Interest is <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY 12292 Thackeray Dr	CITY GARDEN GROVE	VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input checked="" type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST OWNER		
If not held throughout this period, this interest was: <input type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED	DATE DATE	If Rental Property, Ownership Interest is <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY 12312 Thackeray Dr	CITY GARDEN GROVE	VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input checked="" type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST Equity		
If not held throughout this period, this interest was: <input type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED	DATE DATE	If Rental Property, Ownership Interest is <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY 11942-52 Garden Grove Bl	CITY GARDEN GROVE	VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input checked="" type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST Equity		
If not held throughout this period, this interest was: <input type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED	DATE DATE	If Rental Property, Ownership Interest is <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY 9582 Westminster Ave	CITY GARDEN GROVE	VALUE <input type="checkbox"/> \$1,000-\$10,000 <input checked="" type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST Trust Deed		
If not held throughout this period, this interest was: <input type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED	DATE DATE	If Rental Property, Ownership Interest is <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater

NOTE: IF YOU ARE COMPLETING AN ANNUAL OR LEAVING OFFICE STATEMENT, YOU MUST REPORT ON SCHEDULE D ANY INCOME (\$250 OR MORE) FROM REAL PROPERTY LISTED ON SCHEDULE B RECEIVED BY YOU OR YOUR SPOUSE.

* If you are completing an Annual or Leaving Office Statement and have checked this box, you must report your pro rata share of the total gross rental income (if \$250 or more) on Schedule D; and if your pro rata share of the gross rental income from any source was \$10,000 or more, you must report the name of that source on Schedule H.

If more space is needed, attach an additional Schedule B.

Schedule C—Interests in Real Property and Investments Held by Business Entities or Trusts

(SEE INSTRUCTIONS ON PRECEDING PAGE)

Schedule C-1 Interests in Real Property

NAME OF BUSINESS ENTITY OR TRUST HOLDING INTERESTS IN REAL PROPERTY <i>Satellite Financial (Real Estate - Insurance - Income Tax)</i>			
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY <i>12291 Harbor Blvd</i>		CITY <i>Garden Grove</i>	
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST <i>OWNER</i>		Value <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input checked="" type="checkbox"/> Over \$100,000	
If Not Held Throughout This Period, This Interest Was: <input type="checkbox"/> ACQUIRED DATE _____ <input type="checkbox"/> DISPOSED DATE _____			
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY			
CITY		Value <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000	
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST			
If Not Held Throughout This Period, This Interest Was: <input type="checkbox"/> ACQUIRED DATE _____ <input type="checkbox"/> DISPOSED DATE _____			
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		Value <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000	
CITY			
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST			
If Not Held Throughout This Period, This Interest Was: <input type="checkbox"/> ACQUIRED DATE _____ <input type="checkbox"/> DISPOSED DATE _____			

Schedule C-2 Investments

NAME OF BUSINESS ENTITY OR TRUST HOLDING INVESTMENTS			
NAME OF BUSINESS ENTITY		Value <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000	
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST			
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	If Not Held Throughout This Period, This Interest Was: <input type="checkbox"/> ACQUIRED DATE _____ <input type="checkbox"/> DISPOSED DATE _____		
NAME OF BUSINESS ENTITY		Value <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000	
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST			
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	If Not Held Throughout This Period, This Interest Was: <input type="checkbox"/> ACQUIRED DATE _____ <input type="checkbox"/> DISPOSED DATE _____		
NAME OF BUSINESS ENTITY		Value <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000	
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST			
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	If Not Held Throughout This Period, This Interest Was: <input type="checkbox"/> ACQUIRED DATE _____ <input type="checkbox"/> DISPOSED DATE _____		

If more space is needed, attach an additional Schedule C.

JUNE 18, 1987

FINANCIAL STATEMENT OF J. TILMAN WILLIAMS AND SALLY R. WILLIAMS

CDL #D175635

cd1 #D251997

SS #266 34 9986

SS #370 26 3815

95-2237052

dob 11-20-26

##33-0072129

DOB 2-26-25

SEP 21 10 58 AM '87

CITY OF GARDEN GROVE
CITY CLERK'S OFFICEASSETS

1. CASH IN SAVINGS

FULLERTON SAVINGS & LOAN ASSOC

12860 EUCLID ST., GARDEN GROVE, CALIF. 92640

PHONE 537 3040

IRA ACCOUNT #09 0000 3832 MATURES 10-15-87 \$ 2,941.

AMERICAN SAVINGS & LOAN

12141 GARDEN GROVE BLVD., GARDEN GROVE, CALIF. 92640

PHONE: 534 8690

ACCOUNT #11576139 (pass book) \$30,518.

ACCOUNT #11592037 (IRA) \$20,605.

ACCOUNT #3 146142 9 (CERT. SALLY'S) \$10,259.

ORANGE COUNTY TEACHERS CREDIT UNION

2115 N. BROADWAY, SANTA ANA

PHONE #547 4646

ACCOUNT # 16162 009 (pass book) \$ 2,973.

1ST FINANCIAL

P.O. BOX 431, GLENDALE 91209

PHONE # (714) 834 1151

ACCOUNT #148330 (IRA) \$13,990.

THE EQUITABLE (INDIVIDUAL ANNUITY CENTER)

P.O. BOX 2996, GENERAL POST OFFICE

NEW YORK, NY 10116-2996

CERTIFICATE #86959350 TSA/PS

UNIT # 012551-001 \$12,899.

PHONE #1 800 628 6673

MFS/SUN LIFE (US) ANNUITY

GENERAL AGT. MARTIN R. HOUDYSHELL: 9352 MELBA DR.

GARDEN GROVE 92641 CONTRACT #41-4100-659589 \$ 4,336.

JUNE 18, 1987

2. INSURANCE AGENCY BUSINESS

12291 HARBOR BLVD., GARDEN GROVE

\$160,000.

INSURANCE AGENCY & REAL ESTATE EQUIPMENT

\$ 15,000.

TOTAL VALUE BUSINESS \$175,000.

3. REAL ESTATE

✓ A 12291 HARBOR BLVD., GARDEN GROVE, CA.

#700

LENDER: CLEAR

VALUE:-----\$240,000.

✓ B 12311 HARBOR BLVD., GARDEN GROVE, CA.

#701

LENDER: CLEAR

VALUE:-----\$240,000.

✓ C 12292 THACKERY DR., GARDEN GROVE, CA.

#702

LENDER: CLEAR

VALUE:-----\$115,000.

✓ D 12312 THACKERY DR., GARDEN GROVE, CA.

#703

LENDER: WEYERHAEUSER MORTGAGE

P.O. BOX 54112, LOS ANGELES, CALIF. 90054

PHONE: 213 879 0880 LOAN #1613063-90888

VALUE:-----\$130,000.

✓ E 11942-52 GARDEN GROVE BLVD., GARDEN GROVE, #704

LENDER: EVELYN OJEDA

12296 HARBOR BLVD., GARDEN GROVE, CA.

PHONE: B 750-6565 R 633 7097

VALUE:-----720,000.

✓ F 200 ACRES 7 MILES S/W OF BARSTOW

LENDER: CLEAR

VALUE:-----\$200,000.

✓ G 11241 CHAPMAN AVE., GARDEN GROVE, CA.

#709

LENDER: HAROLD C. & EMMA M. NESLUND

11659 RICHMOND ST., LA SIERRA, CA. 92505

VALUE:-----\$360,000.

H 18336A&B and 18340 ADELANTO RD, ADELANTO, CA. #710

LENDER: B OF A: LOAN #0791-999-9022066

15500 SEVENTH ST, VICTORVILLE, CA.

VALUE:-----\$ 88,000.

JUNE 18, 1987

I 11957 BARTLETT AVE., ADELANTO, CA. (1/2 INT)
LENDER: AL SENTEN \$ B OF A, BOX 697, COLFAX, CA.
2ND: ELVER R. & MELBA WHITE & LEONARD & MARILYN BAKER
WESTCO SAVINGS, 1000 AVALON BL, WILMINGTON, CA
VALUE:-----\$80,000. 1/2 INT

J 817 SOUTH MYRTLE AVE., #206, INGLEWOOD, CALIF.
CLEAR: LENDER
VALUE:-----\$50,000.

TOTAL VALUE REAL ESTATE \$2,223,000.

4 TRUST DEEDS:

A 17891-93-95 BELLFLOWER (LAWSON) ADELANTO, CAL. (1/2 INT) \$50,786.

B 9582 WESTMINSTER AVE., GARDEN GROVE, CA. \$42,345.

TOTAL VALUE OF TRUST DEEDS \$93,131.

5 VEHICLES

A DODGE DIPLOMAT 87 \$14,000.

B 84 CHEVROLET EL COMINO \$ 7,000.

TOTAL VALUE OF VEHICLES \$21,000.

6 FURNITURE & PERSONAL PROPERTY

\$75,000.

TOTAL VALUE OF PP \$75,000.

TOTAL ASSETS-----\$2,685,652.00

LIABILITIES:

ENCUMBRANCES ON REAL ESTATE

1.	12312 THACKERY DR., GARDEN GROVE	BALANCE OWED
2.	11942-52 GARDEN GROVE BL., GARDEN GROVE	\$ 3,584.
3.	11241 CHAPMAN AVE., GARDEN GROVE	\$115,452.
4.	18336-40 ADELANTO RD., ADELANTO	\$ 12,948.
5.	BARTLETT 11957., ADELANTO	\$ 22,400.
		\$ 19,474.

TOTAL ENCUMBRANCES ON REAL ESTATE \$173,858.

JUNE 18, 1987

4

TRUST DEED ENCUMBRANCES

17891 93 95 BELLFLOWER (LAWSON) 1/2 INT. \$24,264.

TOTAL ENCUMBRANCES ON TRUST DEED \$24,264.

VEHICLES

87 DODGE DIPLOMAT \$ 9,500.

TOTAL ENCUMBRANCES ON VEHICLES \$ 9,500.

TOTAL LIABILITIES-----\$197,622.

NET WORTH-----\$2,511,794.

PERSONAL REFERENCES: 1. HARRY JOHN & CHRISTIANA T. VAN BERLO 3. JONATHAN H. & LINDA CANNON
10722 CLAUSSEN ST., GARDEN GROVE, CA 9258 ROYAL PALM, GG 92641
2. DELBERT L. POWERS 4. MILTON & GLORIA KRIEGER
11741 LOARA ST., GARDEN GROVE 12761 CANTER ST, GG 92645

Use IRS label. Otherwise, please print or type.

JOHN T & SALLY R WILLIAMS
11241 CHAPMAN AVE
GARDEN GROVE CA 92640

Your social security number
266-34-9986
Spouse's social security no.
370-26-3815

If this address is different from the one shown on your 1985 return, check here ☐

Presidential Election Campaign

Do you want \$1 to go to this fund? Yes ☒ No ☐
If joint return, does your spouse want \$1 to go to this fund? Yes ☒ No ☐

Note: Checking "Yes" will not change your tax or reduce your refund.

Filing Status

1 ☐ Single For Privacy Act and Paperwork Reduction Act Notice, see Instructions.
2 ☒ Married filing joint return (even if only one had income)
3 ☐ Married filing separate return. Enter spouse's social security no. above & full name here.
4 ☐ Head of household (with qualifying person). (See page 5 of Instructions.) If the qualifying person is your unmarried child but not your dependent, enter child's name here.
5 ☐ Qualifying widow(er) with dependent child (year spouse died ☐ 19). (See page 6 of Instructions.)

Exemptions

6 a ☒ Yourself ☐ 65 or over ☐ Blind Enter number of boxes checked on 6a and b ☐ 2
b ☒ Spouse ☐ 65 or over ☐ Blind Enter number of children listed on 6c ☐
c First names of your dependent children who lived with you
d First names of your dependent children who did not live with you
e Other dependents: (1) Name (2) Relationship (3) Number of months lived in your home (4) Did dependent have income of \$1,080 or more? (5) Did you provide more than one-half of dependent's support? Enter number of other dependents ☐
f Total number of exemptions claimed (also complete line 36). Add numbers entered in boxes above ☐ 2

Income

7 Wages, salaries, tips, etc. (attach Form(s) W-2) 7 25,324
8 Interest income (also attach Schedule B if over \$400). 8 18,337
9 a Dividends (also attach Schedule B if over \$400) 8 , 9b Exclusion 8
c Subtract line 9b from line 9a and enter the result 9c 0
10 Taxable refunds of state and local income taxes, if any, from the worksheet on page 9 of Instructions 10
11 Alimony received 11
12 Business income or (loss) (attach Schedule C) 12 3,768
13 Capital gain or (loss) (attach Schedule D). 13 1,820
14 40% of capital gain distributions not reported on line 13 (see page 9 of Instructions) 14
15 Other gains or (losses) (attach Form 4797). 15
16 Fully taxable pensions, IRA distributions, and annuities not reported on line 17 . . 16
17 a Other pensions and annuities, including rollovers. Total received 17a 10,583
b Taxable amount, if any, from the worksheet on page 10 of Instructions 17b 0
18 Rents, royalties, partnerships, estates, trusts, etc. (attach Schedule E) 18 13,316
19 Farm income or (loss) (attach Schedule F). 19
20 a Unemployment compensation (insurance). Total received 20a
b Taxable amount, if any, from the worksheet on page 10 of Instructions 20b
21 a Social security benefits (see page 10). 21a
b Taxable amount, if any, from the worksheet on page 11. (Tax-exempt interest) 21b
22 Other income (list type and amount)
22

Adjustments to Income

23 Add the amounts shown in the right-hand column for lines 7 through 22. This is your total income ☒ 23 62,565
24 Moving expenses (attach Form 3903 or 3903F). 24
25 Employee business expenses (attach Form 2106). 25 2,963
26 IRA deduction, from the worksheet on page 12 26 4,000
27 Keogh retirement plan and self-employed SEP deduction 27
28 Penalty on early withdrawal of savings. 28 21
29 Alimony paid (recipient's last name and social security no.) 29
30 Deduction for a married couple when both work (Sched. W) 30 177
31 Add lines 24 through 30. Total adjustments ☒ 31 7,161

Adjusted Gross Income

32 Subtract line 31 from line 23. This is your adjusted gross income. If this line is less than \$11,000 and a child lived with you, see "Earned Income Credit" (line 58) on page 16 of Instr. ☒ 32 55,404

Form 1040 (1986)

Page 2

Tax Computation

(See Instructions on page 13.)

33	Amount from line 32 (adjusted gross income)	33	55,404
34 a	If you itemize, attach Schedule A (Form 1040) and enter the amount from Schedule A, line 26. Caution: If you have unearned income and can be claimed as a dependent on your parents' return, see page 13 of Instructions and check here <input type="checkbox"/>	34a	13,534
b	If you do not itemize, enter your cash contributions here.	34b	
c	Enter your non-cash contributions (attach Form 8283 if over \$500).	34c	
d	Add lines 34b and 34c. Enter the total	34d	
35	Subtract line 34a or line 34d, whichever applies, from line 33	35	41,870
36	Multiply \$1,080 by the total number of exemptions claimed on line 6f (see page 14)	36	2,160
37	Taxable income. Subtract line 36 from line 35. Enter the result (but not less than zero)	37	39,710
38	Enter tax here. Check if from <input checked="" type="checkbox"/> Tax Table, <input type="checkbox"/> Tax Rate Schedule X, Y, or Z, or <input type="checkbox"/> Schedule G.	38	7,344
39	Additional taxes (see page 14 of Instructions). Enter here and check if from <input type="checkbox"/> Form 4970, <input type="checkbox"/> Form 4972, or <input type="checkbox"/> Form 5544	39	
40	Add lines 38 and 39. Enter the total	40	7,344

Credits

(See Instructions on page 14.)

41	Credit for child and dependent care expenses (attach Form 2441)	41	
42	Credit for the elderly or for the permanently and totally disabled	42	
43	Partial credit for political contributions for which you have receipts	43	
44	Add lines 41 through 43. Enter the total	44	
45	Subtract line 44 from line 40. Enter the result (but not less than zero)	45	7,344
46	Foreign tax credit (attach Form 1116).	46	
47	General business credit. Check if from <input type="checkbox"/> Form 3800, <input type="checkbox"/> Form 3468, <input type="checkbox"/> Form 5884, <input type="checkbox"/> Form 6478, or <input type="checkbox"/> Form 6765	47	
48	Add lines 46 and 47. Enter the total	48	
49	Subtract line 48 from line 45. Enter the result (but not less than zero)	49	7,344

Other Taxes

(Including Advance EIC Payments)

50	Self-employment tax (attach Schedule SE)	50	463
51	Alternative minimum tax (attach Form 6251)	51	0
52	Tax from recapture of investment credit (attach Form 4255)	52	
53	Social security tax on tip income not reported to employer (attach Form 4137)	53	
54	Tax on an IRA (attach Form 5329).	54	
55	Add lines 49 through 54. This is your total tax.	55	7,807

Payments

Attach Forms W-2, W-2G, and W-2P to front.

56	Federal income tax withheld.	56	3,768
57	1986 estimated tax payments and amount applied from 1985 return.	57	2,760
58	Earned income credit (see page 16)	58	
59	Amount paid with Form 4868	59	
60	Excess SS tax and RRTA tax withheld (two or more employers)	60	
61	Credit for Federal tax on gasoline and special fuels (attach Form 4136)	61	
62	Regulated investment company credit (attach Form 2439)	62	
63	Add lines 56 through 62. These are your total payments	63	6,528

Refund or Amount You Owe

64	If line 63 is larger than line 55, enter amount OVERPAID	64	
65	Amount of line 64 to be REFUNDED TO YOU	65	
66	Amount of line 64 to be applied to your 1987 estimated tax ▶	66	
67	If line 55 is larger than line 63, enter AMOUNT YOU OWE. Attach check or money order for full amount payable to "Internal Revenue Service." Write your social security number, daytime phone number, and "1986 Form 1040" on it	67	1,279
Check <input type="checkbox"/> if Form 2210 (2210F) is attached. See page 17. Penalty: \$			

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Please Sign Here

▶ Your signature _____ Date _____
▶ Spouse's signature (if joint return, BOTH must sign) _____ Date _____

INSURANCE BROKER

Your occupation

TEACHER

Spouse's occupation

Paid**Preparer's Use Only**

Preparer's signature _____ Date _____ Check if self-employed ☐ Preparer's social security no. 565-80-5103

Firm's name (or yours, if self-employed) and address

MARTHA L. HITCHCOCK DBA:
SATELLITE INCOME TAX SPECIALIST
12291 HARBOR BLVD.
GARDEN GROVE CA 92640

E.I. No. 93-0934929



California Fair Political Practices Commission

January 21, 1988

Eric Lauterer
City Attorney
P.O. Box 3070
Garden Grove, CA 92642

Re: 88-040

Dear Mr. Lauterer:

Your letter requesting advice under the Political Reform Act was received on January 20, 1988 by the Fair Political Practices Commission. If you have any questions about your advice request, you may contact Margarita Altamirano, an attorney in the Legal Division, directly at (916) 322-5901.

We try to answer all advice requests promptly. Therefore, unless your request poses particularly complex legal questions, or more information is needed, you should expect a response within 21 working days if your request seeks formal written advice. If more information is needed, the person assigned to prepare a response to your request will contact you shortly to advise you as to information needed. If your request is for informal assistance, we will answer it as quickly as we can. (See Commission Regulation 18329 (2 Cal. Adm. Code Sec. 18329).)

You also should be aware that your letter and our response are public records which may be disclosed to the public upon receipt of a proper request for disclosure.

Very truly yours,

Diane M. Griffiths
General Counsel

DMG:plh
cc: Mayor J. Tilman Williams



CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

OFFICE OF THE CITY ATTORNEY

(714) 638-6881

January 7, 1988

Robert E. Leidigh
California Fair Political
Practices Commission
Post Office Box 807
Sacramento, California 95804-0807

Re: **Potential Conflict of Interest -
Mayor J. Tilman Williams**

Dear Mr. Leidigh:

Attached is the factual pattern which describes what I believe surrounds the inquiry posed by this letter. My Council has requested that I obtain an opinion from the Fair Political Practices Commission as to whether under the circumstances, the Mayor and Councilmember is prohibited from participating in any decision to sell Agency property as described herein, or acquire property for the Agency which ultimately will also be sold by the Agency to a third party.

Any assistance you can provide on this issue is greatly appreciated.

Respectively,

A handwritten signature in cursive script, reading "Eric Lauterer", is written over the typed name.

ERIC LAUTERER
City Attorney

EL/pw
Attachments